The Town Homes at Ludlow Bay Association
Profit & Loss Budget vs. Actual-Month
July through September 2024

	TOTAL			
	Jul - Sep 24	Budget	$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
Assessments - Dues				
Quarterly dues	17,500.00	17,500.00	0.00	100.0%
Total Assessments - Dues	17,500.00	17,500.00	0.00	100.0%
Total Income	17,500.00	17,500.00	0.00	100.0%
Gross Profit	17,500.00	17,500.00	0.00	100.0%
Expense				
Bank Service Charges	0.00	0.00	0.00	0.0%
Cable	5,468.97	5,469.00	-0.03	100.0%
Electric	465.52	445.00	20.52	104.6%
Fire Sprinkler Monitor	761.14	761.00	0.14	100.0%
Fire System Testing	0.00	750.00	-750.00	0.0%
Insurance Expense	0.00	2,250.00	-2,250.00	0.0%
Landscaping				
Landscape Labor	6,546.00	5,940.00	606.00	110.2%
Landscape Materials	640.00	1,607.50	-967.50	39.8%
Landscaping - Other	0.00	0.00	0.00	0.0%
Total Landscaping	7,186.00	7,547.50	-361.50	95.2%
Licenses	0.00	0.00	0.00	0.0%
HOA Social	0.00	250.00	-250.00	0.0%
Postage & Office	310.73	200.00	110.73	155.4%
Professional Services				
Accounting	440.00	650.00	-210.00	67.7%
Legal	150.00	250.00	-100.00	60.0%
WebSite	400.00	400.00	0.00	100.0%
Total Professional Services	990.00	1,300.00	-310.00	76.2%
Repairs and Maintenance				
Maintenance Contingency	0.00	1,500.00	-1,500.00	0.0%
Regular Maintenance	168.18	5,000.00	-4,831.82	3.4%
Non-Recurring Repair & Maint	0.00	0.00	0.00	0.0%
Repairs and Maintenance - Other	0.00	0.00	0.00	0.0%
Total Repairs and Maintenance	168.18	6,500.00	-6,331.82	2.6%
Tax - Federal Income	0.00	880.00	-880.00	0.0%
Waste Disposal	1,848.27	1,873.00	-24.73	98.7%
Water	1,023.60	993.00	30.60	103.1%
Total Expense	18,222.41	29,218.50	-10,996.09	62.4%
Net Ordinary Income	-722.41	-11,718.50	10,996.09	6.2%
Other Income/Expense				
Other Income				
Capital Gains/Loss				
CD Interest	919.85	0.00	919.85	100.0%
Bank Sweep Interest	1.74	0.00	1.74	100.0%
Cash Dividends	179.26	0.00	179.26	100.0%
Accrued Income	2,923.50	0.00	2,923.50	100.0%
Unrealized Gains/Loss	-2,953.16	0.00	-2,953.16	100.0%
Capital Gains/Loss - Other	0.00	315.00	-315.00	0.0%
Total Capital Gains/Loss	1,071.19	315.00	756.19	340.1%
Total Other Income	1,071.19	315.00	756.19	340.1%
Other Expense				
Investment Fees	0.00	0.00	0.00	0.0%
Total Other Expense	0.00	0.00	0.00	0.0%
Net Other Income	1,071.19	315.00	756.19	340.1%
Net Income	**348.78**	**-11,403.50**	**11,752.28**	**-3.1%**